

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0003 / Austin Chinese Church

P.C. DATE: March 10, 2009

ADDRESS: 11118 Dessau Road

OWNER: Austin Chinese Church (Leo Young), 512-656-7744

AGENT: Land Answers (Jim Wittliff) 512-416-6611

ZONING FROM: SF-2, Single-family residence standard lot district (4.932 acres/ 2 parcels), SF-6 Townhouse and Condominium Residence district (2.688 acres/ 1 parcel) and PUD, Planned Unit Development district (2.701 acres/ 1 parcel).

TO: LO (Limited Office)

SITE AREA: 11118 Dessau Road: 3.453 acres, 150,412 square feet
11118 Dessau Road: 1.479 acres, 64,425 square feet
11118 Dessau Road: 2.688 acres, 117,089 square feet
11118 Dessau Road: 2.701 acres, 117,655 square feet:
TOTAL: 10.321 acres, 449,582 square feet

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change to LO-CO (Limited Office-Conditional Overlay) zoning district. The Conditional Overlay limits the vehicle trips to less than 2000 per day.

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Braker Lane. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for Braker Lane according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55].

SUMMARY PLANNING COMMISSION RECOMMENDATION: On May 10, 2009, Planning Commission *APPROVED* staff's recommendation for LO-CO with added conditions; was approved on the Consent Agenda by Commissioner Jay Reddy's motion, Commissioner Chris Ewen second the motion on a vote of 9-0.

ISSUES: The Heritage Hills/Windsor Hills neighborhood planning process has begun for this area. The kick-off was held on May 22, 2008. The process will take approximately 18 months to 2 years to complete and the land use discussion is not scheduled to occur until after the midpoint.

The Planning Commission has a policy to postpone zoning cases for six months after the process review open house which is held midway through the planning process. Because the application was submitted prior to the process review open house, the six month waiting period is not triggered.

DEPARTMENT COMMENTS: The 10.32-acre site is comprised of four tracts on the southwest corner of E. Braker Lane and Dessau Road. It also abuts Wandering Way Street to the south. Tracts 1 and 2 are currently zoned SF-2, tract 3 is zoned SF-6, and the remaining tract 4 is zoned PUD district zoning. The current access is taken from all three streets, Wandering Way, Dessau Road, and Braker Lane. The property lies within the Heritage Hills/Windsor Hills Neighborhood Plan and is

surrounded by offices and a day care to the north, single family residences to the east, Graham Elementary to the west and a nursing home to the south, which is under construction.

The subject property is currently developed with the Austin Chinese Church. The applicant requests a zoning change for the sole purpose of increasing the site's allowable impervious cover. The Church has prepared a Master Plan for the property for the purpose of establishing an orderly long term plan to continue to provide services for the expanding Chinese community in Austin, and to provide cultural and recreational facilities that will benefit the surrounding community. The proposed community-based improvements include a gymnasium, youth programs, a family life center, and meeting rooms for use by neighborhood groups. Austin Chinese Church will preserve significant trees and natural areas on the site by concentrating the proposed development on the flat areas of the site towards the north, west and south.

The staff recommendation is to approve the requested zoning change. Changing the existing three zoning base districts to one zoning category will more accurately reflect the primary land use on the site. In addition, a single zoning category will allow for thoughtful planning and design of future development and uses of the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2, SF-6, PUD	Religious Assembly – Austin Chinese Church
<i>North</i>	SF-2, NO, LR-CO	Single-family residence, Office, Day Care, Studio
<i>South</i>	I-RR	Nursing Home (Under construction)
<i>East</i>	SF-3	Single-family residences
<i>West</i>	SF-2	Graham Elementary School

NEIGHBORHOOD PLAN AREA: Heritage Hills/Windsor Hills

TIA: A Traffic Impact Analysis was not required.

NTA: A Neighborhood Traffic Analysis is required. Please refer to attachment A.

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Home Builders Association of Greater Austin
 North Growth Corridor Alliance
 Austin Neighborhoods Council
 Homeless Neighborhood Organization
 NorthEast Action Group
 Austin Parks Foundation
 League of Bicycling Voters

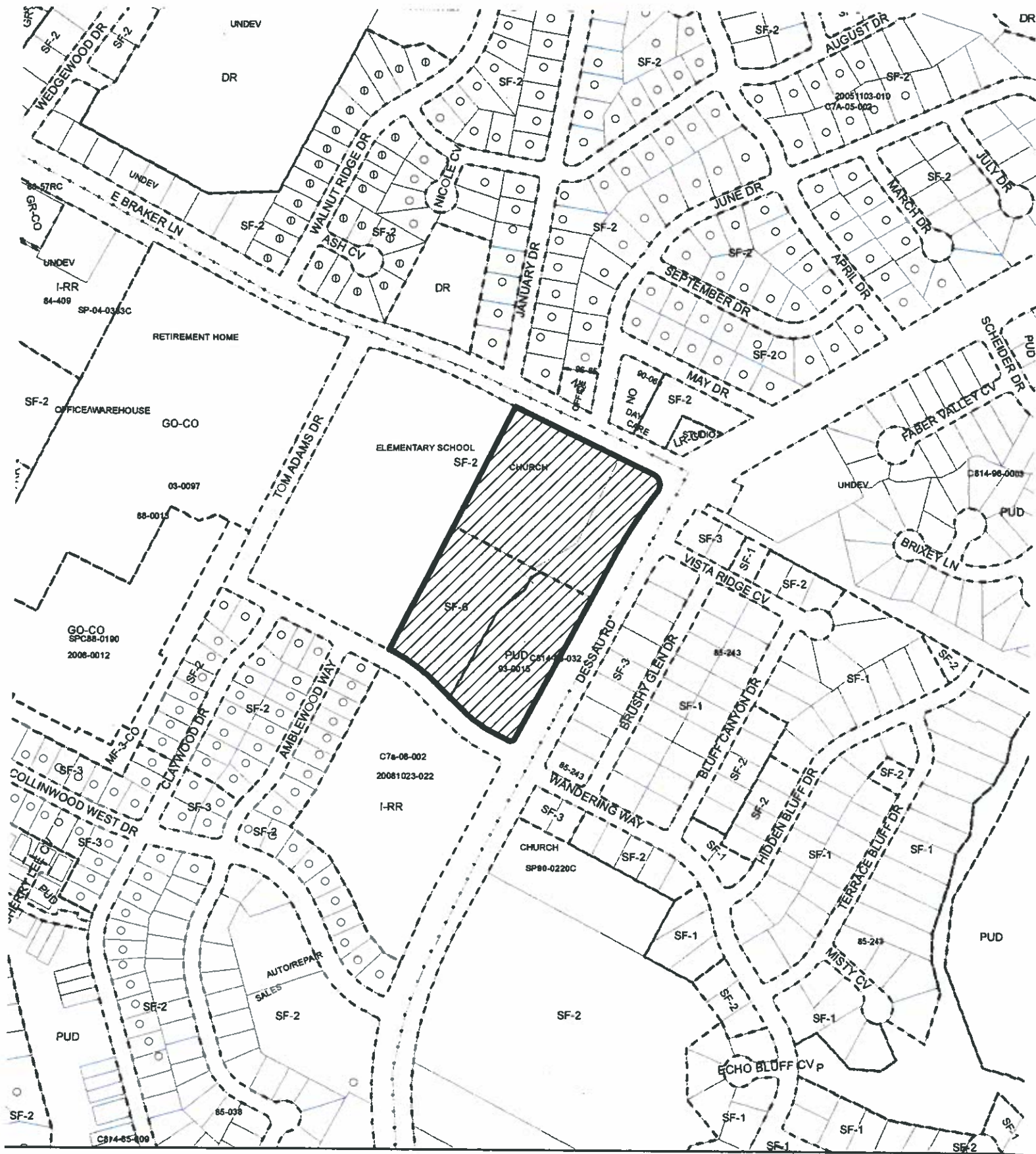
CASE HISTORIES:


NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-93-0015 – 11118 DESSAU RD AUSTIN CHINESE CHURCH ADDITION	FROM PUD to SF-6	05/11/1993 PC APVD SF-6 (5-3)	08/12/1993 APVD SF-6 (5-0); 2ND/3RD RDGS
C814-86-032 – 11118 DESSAU RD AUSTIN CHINESE CHURCH PORTABLE CLASSROOM BUILDING (AKA COLLINWOOD PUD)	FROM SF-2 to PUD	01/06/1987 DISAPVD (8-0)	07/02/1987 APVD PUD (6-0), 2ND/3RD RDGS
C14-03-0097 – 1101 BLOCK OF E BRAKER LN BUCKNER RETIREMENT SERVICES	FROM MF- 3-CO to GO	08/12/2003 APVD STAFF ALT REC OF GO-CO W/CONDS (9-0)	09/25/2003 APVD GO-CO (7-0); ALL 3 RDGS
C14-96-0065 1212 BRAKER JONES ZONING CHANGE	FROM SF-2 to NO	06/25/1996 APVD NO (7-0)	08/08/1996 APVD NO (NO CONDITIONS) (7-0) 2ND/3RD

ABUTTING STREETS:




Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Dessau	90'	MAD 6	Arterial	Yes	485	Yes
Braker Lane	70'	MAD 4	Arterial	Yes	485,392	Yes
Wandering Way	60'	40'	Local	Yes	No	No


CITY COUNCIL DATE: April 2, 2009**ACTION:** N/A**ORDINANCE READINGS:** 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Joi Harden**PHONE:** 974-2212**E-MAIL:** joi.harden@ci.austin.tx.us;



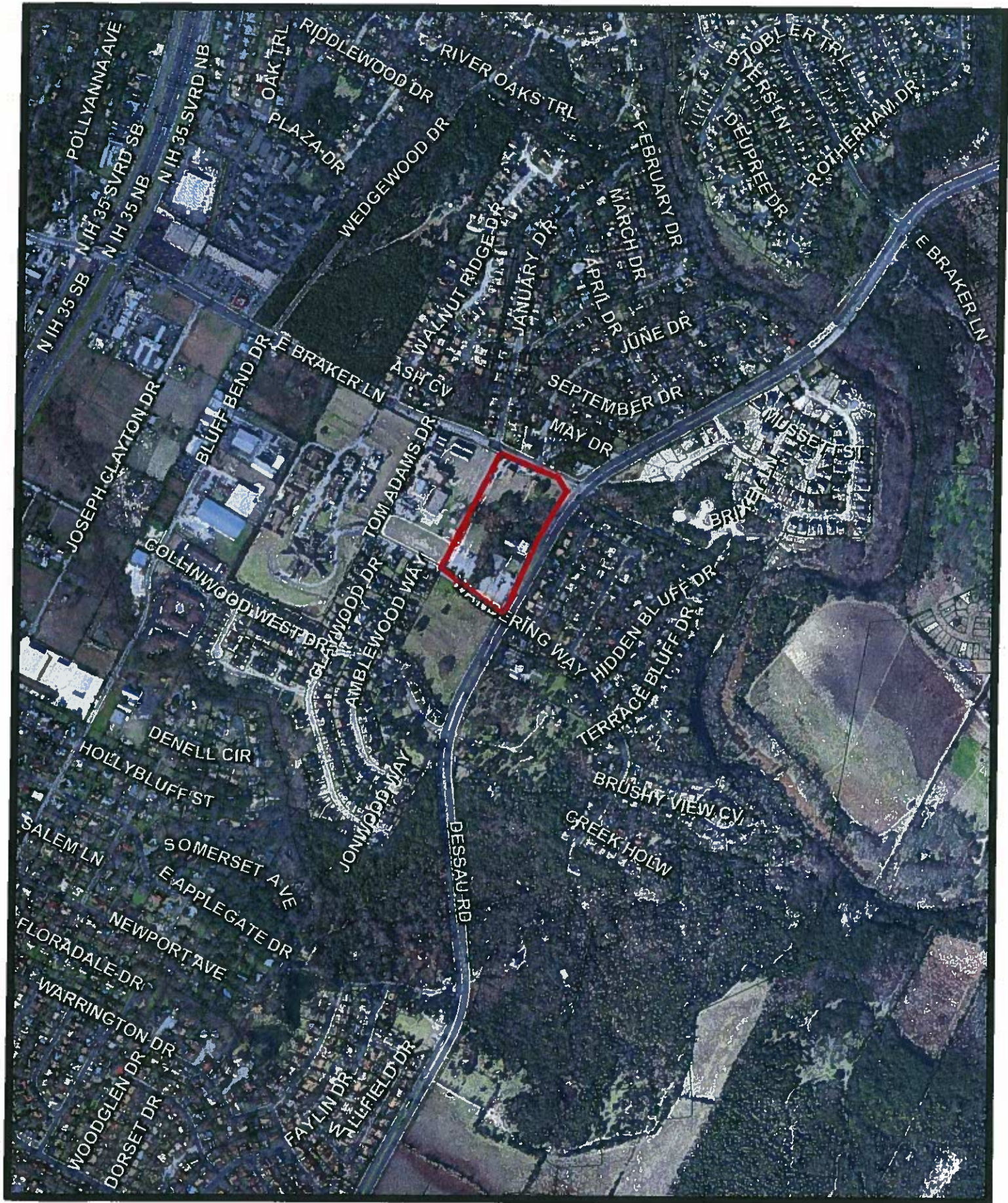


1" = 400'

<p> SUBJECT TRACT</p> <p> ZONING BOUNDARY</p> <p> PENDING CASE</p>	<p style="text-align: center;">ZONING</p> <p>ZONING CASE#: C14-2009-0003</p> <p>ADDRESS: 11118 DESSAU RD</p> <p>SUBJECT AREA: 10.3 ACRES</p> <p>GRID: M31 & N31</p> <p>MANAGER: J. HARDEN</p> <p>OPERATOR: S. MEEKS</p>
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**C14-2009-0003 - 11118 Dessau Road
From Single-Family Res. (SF-2), Townhouse &
Condominium Res. (SF-6), and Planned Unit Development
(PUD) to Limited Office (LO) District Zoning**



SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change to LO-CO (Limited Office-Conditional Overlay) zoning district. The Conditional Overlay limits the vehicle trips to less than 2000 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.*

The Church has prepared a Master Plan for the property for the purpose of establishing an orderly long term plan to continue to provide services for the expanding Austin Chinese Community, and to provide cultural and recreational facilities that will benefit the surrounding community. The proposed community-based improvements include a gymnasium, youth programs, a family life center, and meeting rooms for use by neighborhood groups.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The proposed rezoning will allow for reasonable use of the site while maintaining the character of the surrounding area. Staff recommends rezoning based on its compatibility with the character of the surrounding area.

EXISTING CONDITIONS

Site Characteristics

The site is developed and with the Austin Chinese Church. The site is relatively flat and moderately to heavily vegetated.

Impervious Cover

The maximum impervious cover allowed by the LO zoning district is 70 %. Because the Watershed impervious cover is less restrictive than the LO zoning district's allowable impervious cover, the most restrictive impervious will apply.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Braker Lane. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for Braker Lane according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55].

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo attached to the back of this staff report. LDC, Sec. 25-6-114.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan Review

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. The following standards apply:

- No structure may be built within 25 feet of the SF-zoned or used property lines.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the SF-zoned or used property lines.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the SF-zoned or used property lines.
- No parking or driveways are allowed within 25 feet of the SF-zoned or used property lines.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

FYI - This site is located in the Windsor Hills Neighborhood Planning area. Please visit http://www.ci.austin.tx.us/zoning/windsor_hills.htm to view the status of this neighborhood plan.



MEMORANDUM

TO: Joi Harden, Case Manager
CC: Members of the City Council
Austin Chinese Church
FROM: Shandrian Jarvis, Transportation Planner
DATE: February 20, 2009
SUBJECT: Neighborhood Traffic Analysis for Wandering Way
Zoning Case # C14-2009-0003

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The site is located in northeast Austin at the intersection of Braker Lane and Dessau Road. It is comprised of four tracts that cover an area of approximately 10.32 acres. Tracts 1 and 2 are currently zoned SF-2, tract 3 is zoned SF-6, and the remaining tract 4 is zoned PUD. The existing use is religious assembly. The site is surrounded by properties zoned for single-family residential uses. The zoning request is for Limited Office (LO).

Roadways

The tract proposes access to Dessau Road, Braker Lane, and Wandering Way. Dessau Road would provide primary access to the site and is located on the east side. It currently exists as a six-lane divided arterial, and there are no plans to upgrade the facility in the 2025 Austin Metropolitan Area Transportation Plan (AMATP). Braker Lane would provide access to the north of the site. It currently exists as a four-lane arterial, with plans to upgrade the facility to a six-lane divided arterial in the AMATP. Wandering Way would provide access to the south of the site. It currently exists as a local street and primarily serves the adjacent neighborhood. Wandering Way has a right of way width of 60 feet and a pavement width of 40 feet.

Currently, there is Capital Metro bus service along Braker Lane and Dessau Road.

Trip Generation and Traffic Analysis

Since the applicant has agreed to limit the intensity and uses of the development to not exceed 2,000 unadjusted vehicle trips per day (vpd), an overall trip limit of 2,000 vpd is assumed to be generated by the site.

Table 1 represents the expected distribution of the 2,000 trips:

Table 1.	
Street	Traffic Distribution by Percent
Dessau Road	56%
Braker Lane	42%
Wandering Way	2%

Table 2 represents a breakdown of existing traffic on the surrounding roadways, proposed site traffic, total traffic after development and percentage increase in traffic. In order to provide a more conservative analysis no traffic was assumed to be removed from any of the roadways.

Table 2.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Dessau Road ¹	22,540	1,120	23,660	4.9%
Braker Lane ¹	16,700	840	17,540	5.0%
Wandering Way ²	771	40	811	5.2%

1. Source: Travis County Saturation Counts- 2005. Texas Department of Transportation. http://www.campotexas.org/programs_rd_traffic_counts.php

2. Source: Hickman and Associates. February 4, 2009.

It is assumed that approximately 56 percent (1,120 vpd) of the site traffic would access the property from the Dessau Road entrance. Approximately 42 percent (840 vpd) is assumed to access the site from Braker Lane. The remaining two percent of the vehicles (40 vpd) could be expect to use the drive located at Wandering Way. Under this scenario, traffic on each of the adjacent roadways would increase by approximately five percent.

According to Section 25-6-116 of the Land Development Code, streets which are between 30 and 40 feet in width are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,800 vehicles per day. In its current configuration, Wandering Way operates at acceptable levels for this portion of the roadway.

Recommendations/Conclusions

1. In order to minimize traffic on surrounding streets, the intensity and uses for this rezoning should be limited to less than 2,000 unadjusted vehicle trips per day. Development of this property should also be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in this neighborhood traffic analysis, including traffic distribution, roadway conditions, and other traffic related characteristics.
2. If the requested zoning is recommended for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for Braker Lane according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55].
3. All driveways would need to comply with current City of Austin Type II Commercial Driveway standards and would need to meet minimum requirements for driveway width,

throat length, driveway spacing, offset, and curb return radii. The owner will be responsible for obtaining permit approval for the driveways prior to site plan approval.

If you have any questions or require additional information, please contact me at 974-2628.

Shandrian Jarvis
Senior Planner ~ Transportation Review
Watershed Protection and Development Review Department